

CITY OF SAN JOSÉ, CALIFORNIA  
Department of Planning, Building and Code Enforcement  
801 North First Street, Room 400  
San José, California 95110-1795

Hearing Date/Agenda Number  
PC 11-17-04 Item: 4.a.

File Number  
CP04-052

Application Type  
Conditional Use Permit

Council District  
6

Planning Area  
Willow Glen

Assessor's Parcel Number(s)  
455-27-002

## STAFF REPORT

### PROJECT DESCRIPTION

Completed by: Ed Schreiner

Location: Southwest corner of Curtner Avenue and Almaden Expressway

Gross Acreage: 9.7

Net Acreage: 9.7

Net Density: n/a

Existing Zoning: CN Commercial  
Neighborhood

Existing Use: Shopping Center with Movie Theater

Proposed Zoning: No Change

Proposed Use: Shopping Center with Movie Theater

### GENERAL PLAN

Completed by: ES

Land Use/Transportation Diagram Designation  
GC General Commercial

Project Conformance:  
☒ Yes ☐ No  
☐ See Analysis and Recommendations

### SURROUNDING LAND USES AND ZONING

Completed by: ES

North: Multi-Family Residential

R-M(PD) Planned Development

East: Almaden Expressway, Multi-Family  
Residential and Food Bank

A(PD) Planned Development

South: Commercial and Residential Multi-  
Family Residential

CN Commercial Neighborhood/R-M Residence

West: Guadalupe River and Single-Family  
Residential

R-1-8 Residence

### ENVIRONMENTAL STATUS

Completed by: ES

☐ Environmental Impact Report found complete  
☐ Negative Declaration circulated on

☒ Exempt  
☐ Environmental Review Incomplete

### FILE HISTORY

Completed by: ES

Annexation Title: Canoas No. 20

Date: 6/12/78

### PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

☒ Approval  
☐ Approval with Conditions  
☐ Denial

Date: November 10, 2004

Approved by: *Susan Walton*  
☒ Action  
☐ Recommendation

### OWNER

Joe Kovalik  
1155 Radmond Ave.  
San Jose, CA 95120

### APPLICANT/DEVELOPER

Galen Grant  
Craig & Grant Architects  
301 Hartz Ave, Suite 213  
Danville, CA 94526

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**PUBLIC AGENCY COMMENTS RECEIVED**

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Completed by: ES

Department of Public Works

See attached memorandum from Public Works

Other Departments and Agencies

See attached memorandum from Fire Department

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**GENERAL CORRESPONDENCE**

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None.

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**ANALYSIS AND RECOMMENDATIONS**

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**BACKGROUND**

The applicant, Joe Kovalik, is requesting a Conditional Use Permit to allow the expansion of the existing Cinelux Movie Theater in the Willow Glen Plaza Shopping Center. A new or expanded theater use is allowed in the subject CN Commercial Neighborhood Zoning District with a Conditional Use Permit. This Conditional Use Permit will also serve as a Site Development Permit for expansion of the building and minor modifications to the site.

The Willow Glen Plaza Shopping Center is anchored by a grocery store, an indoor recreation facility, and the Cinelux Movie Theater. The rest of the center consists of retail shops and restaurants. Site Development Permit No. H99-043 was approved on October 15, 1999 to allow a major remodel and land expansion of the shopping center.

Adjacent uses include multi-family residential to the north, Almaden Expressway, multi-family residential and Food Bank to the east, the Guadalupe River and single-family detached residential uses to the west and multi-family residential and commercial uses to the south.

**Project Description**

The existing Almaden Theater currently has four screens. The project proposes to renovate and expand the existing building to provide stadium seating and to add two new theater screens. The proposed 4,608 square-foot expansion will result in a theater building totaling 13,573 square feet. The total number of theater seats will remain at 553, as the conversion to stadium style seating results in fewer seats per theater.

The project also proposes minor site changes, including the relocation of parking stalls and the addition of special paving with handicap curb breaks to distinguish areas where pedestrians cross drive aisles.

## **ENVIRONMENTAL REVIEW**

Under the provisions of Section 15301(e)(2) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is found to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended. The project involves an addition to existing structures that is less than 10,000 square feet and is located in an area that is not environmentally sensitive and where all public services and facilities are available.

## **GENERAL PLAN CONFORMANCE**

The proposed project is consistent with the site's San José 2020 General Plan Land Use/Transportation Diagram designation of General Commercial.

## **COMMUNITY OUTREACH**

A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site. Staff has been available to discuss the project with interested members of the public. A copy of the staff report for this project has been posted on the City of San José web site to facilitate public review of the proposal.

## **ANALYSIS**

The primary issue for this project is conformance with Title 20 of the San Jose Municipal Code and building design and signage.

### **Conformance with Title 20 of the San Jose Municipal Code**

The proposed building addition conforms to the development standards of the CN Commercial Neighborhood Zoning District. The proposed height of 28 feet is well under the District's maximum of 50 feet and building setbacks are consistent with the CN Commercial Neighborhood requirements. Since the total number of seats in the theater is not proposed to increase, there is no change in the parking requirement.

### **Building Design**

The existing shopping center includes single-story cement plaster buildings with metal roofs and tower elements that break up the roof line for architectural interest. The proposed theater addition is consistent with the design of the existing center in terms of scale, materials and detailing. The elevations show conceptual signage that will be refined through a subsequent Sign Permit Adjustment. Staff has included a revised plan condition requiring submittal of lighting details that demonstrate consistency with the City Council Outdoor Lighting Policy. Based on this analysis, staff has concluded that the proposed addition is compatible with the existing theater and surrounding buildings and will be an asset to the shopping center.

## **Conclusion**

Based on the above analysis, staff concludes that the proposed project is consistent with the requirements of the Zoning Code and compatible with the characteristics of the existing site.

## RECOMMENDATION

The Planning staff recommends that the Planning Commission approve the requested Conditional Use Permit and include the following findings and conditions in its Resolution.

The Planning Commission finds that the following are the relevant facts regarding this proposed project:

1. This site has a designation of General Commercial on the adopted San José 2020 General Plan Land Use/Transportation Diagram.
2. The project site is located in the CN Commercial Neighborhood Zoning District.
3. The site was annexed to the City in 1978.
4. On October 15, 1999, the Director of Planning approved a Site Development Permit (File No. H99-043) to allow a major remodel of the shopping center.
5. Adjacent uses to the site include multi-family residential to the north, Almaden Expressway, Multi-Family Residential and a Food Bank to the east, the Guadalupe River and single-family detached residential uses to the west and multi-family residential and commercial uses to the south.
6. The project proposes to renovate the existing Almaden Theater to add two theaters. This will be an addition of 4,608 square feet to the existing 8,965 square foot movie theater.
7. The existing theater is being remodeled to convert to stadium style seating. This will result in a reduction in seating from 553 seats to 333 seats. The two additional movie theaters will provide an additional 220 seats, bringing the total number of seats back to 553 seats.
8. The project also involves a few other minor site changes, including the relocation of some parking stalls and the addition of special paving with handicap curb breaks to distinguish areas where pedestrians cross drive aisles.
9. The project was found to be exempt from further environmental review under the provisions of Section 15301(e)(2) of CEQA.
10. The project meets all height and setback requirements for the CN Commercial Neighborhood Zoning District. No additional parking will be required since there is no change in the number of seats in the movie theater.
11. The addition is compatible in design to the existing shopping center. Proposed signage conforms to Title 23 requirements.

This Planning Commission concludes and finds, based upon an analysis of the above facts that:

1. The proposed project is consistent with the adopted San José 2020 General Plan Land Use/Transportation Diagram of the City of San José.
2. The proposed project complies with all applicable provisions of the Zoning Ordinance.

3. The proposed project is in compliance with the California Environmental Quality Act.
4. The proposed project is compatible with surrounding uses.

Finally, based upon the above-stated findings and subject to the conditions set forth below, the Planning Commission finds that:

1. The proposed use at the location requested will not
  - a. Adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area; or
  - b. Impair the utility or value of property of other persons located in the vicinity of the site; or
  - c. Be detrimental to public health, safety or general welfare; and
2. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title, or as is otherwise required in order to integrate said use with the uses in the surrounding areas; and
3. The proposed site is adequately served:
  - a. By highways or streets of sufficient width and improved as necessary to carry the kind and quality of traffic such use would generate; and
  - b. By other public or private service facilities as are required.

In accordance with the findings set forth above, a Conditional Use Permit to use the subject property for said purpose specified above and subject to each and all of the conditions hereinafter set forth is hereby granted. This Planning Commission expressly declares that it would not have granted this permit except upon and subject to each and all of said conditions, each and all of which conditions shall run with the land and be binding upon the owner and all subsequent owners of the subject property, and all persons who use the subject property for the use conditionally permitted hereby.

### CONDITIONS PRECEDENT

This Conditional Use Permit shall have no force or effect and the subject property shall not be used for the hereby permitted uses unless and until all things required by the below-enumerated precedent conditions shall have been performed or caused to be performed and this Resolution has been recorded with the County Recorder.

1. **Acceptance and Payment of Recording Fees.** The "Acceptance of Permit and Conditions" form shall be **signed, notarized, and returned** to the Department of City Planning within **60 days** from the date of issuance of the resolution granting the permit. *Failure to do so will result in this permit automatically expiring regardless of any other expiration date contained in this permit.* Fees for recording a Certificate of Permit with the Recorder for the County of Santa Clara must be submitted along with the Acceptance Form.

## CONCURRENT CONDITIONS

The subject property shall be maintained and utilized in compliance with the below-enumerated conditions throughout the life of the permit:

1. **Sewage Treatment Demand.** Chapter 15.12 of Title 15 of the San José Municipal Code requires that all land development approvals and applications for such approvals in the City of San José shall provide notice to the applicant for, or recipient of, such approval that no vested right to a Building Permit shall accrue as the result of the granting of such approval when and if the City Manager makes a determination that the cumulative sewage treatment demand of the San José-Santa Clara Water Pollution Control Plant represented by approved land uses in the area served by said Plant will cause the total sewage treatment demand to meet or exceed the capacity of San José-Santa Clara Water Pollution Control Plant to treat such sewage adequately and within the discharge standards imposed on the City by the State of California Regional Water Quality Control Board for the San Francisco Bay Region. Substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approval authority.
2. **Conformance with Plans.** Construction and development shall conform to approved development plans entitled, "Almaden Theater.," dated October 5, 2004, on file with the Department of City Planning and Building and to the San José Building Code (San José Municipal Code, Title 24), as modified by Condition no. 7..
3. **Nuisance.** This use shall be operated in a manner that does not create a public or private nuisance. Any such nuisance must be abated immediately upon notice by the City.
4. **Landscaping.** Planting and irrigation are to be provided, as indicated, on the final Approved Plan Set. Landscaped areas shall be maintained and watered and all dead plant material is to be removed and replaced by the property owner. Irrigation is to be installed in accordance with Part 4 of Chapter 15.10 of Title 15 of the San José Municipal Code, Water Efficient Landscape Standards for New and Rehabilitated Landscaping and the City of San José Landscape and Irrigation Guidelines.
5. **Tree Removal on Private Property.** No tree larger than 56 inches in circumference, at a height of 24 inches above the natural grade slope, shall be removed without a Tree Removal Permit issued by the Director of Planning.
6. **Noise Limits.** Noise generated by the proposed use shall not exceed 55 dB DNL at any property line adjacent to a property used for residential purposes or 60 dB DNL at a property line adjacent to a property used for non-residential purposes.
7. **Revised Plan Conditions.** Within 60 days of the issuance of this permit and prior to recordation, the applicant shall revise the project plans to include the item(s) listed below to the satisfaction of the Director of Planning. Failure to provide said revisions within 60 days shall render this permit null and void.
  - a. **Lighting.** Provide lighting details consistent with the Council Policy on outdoor lighting.

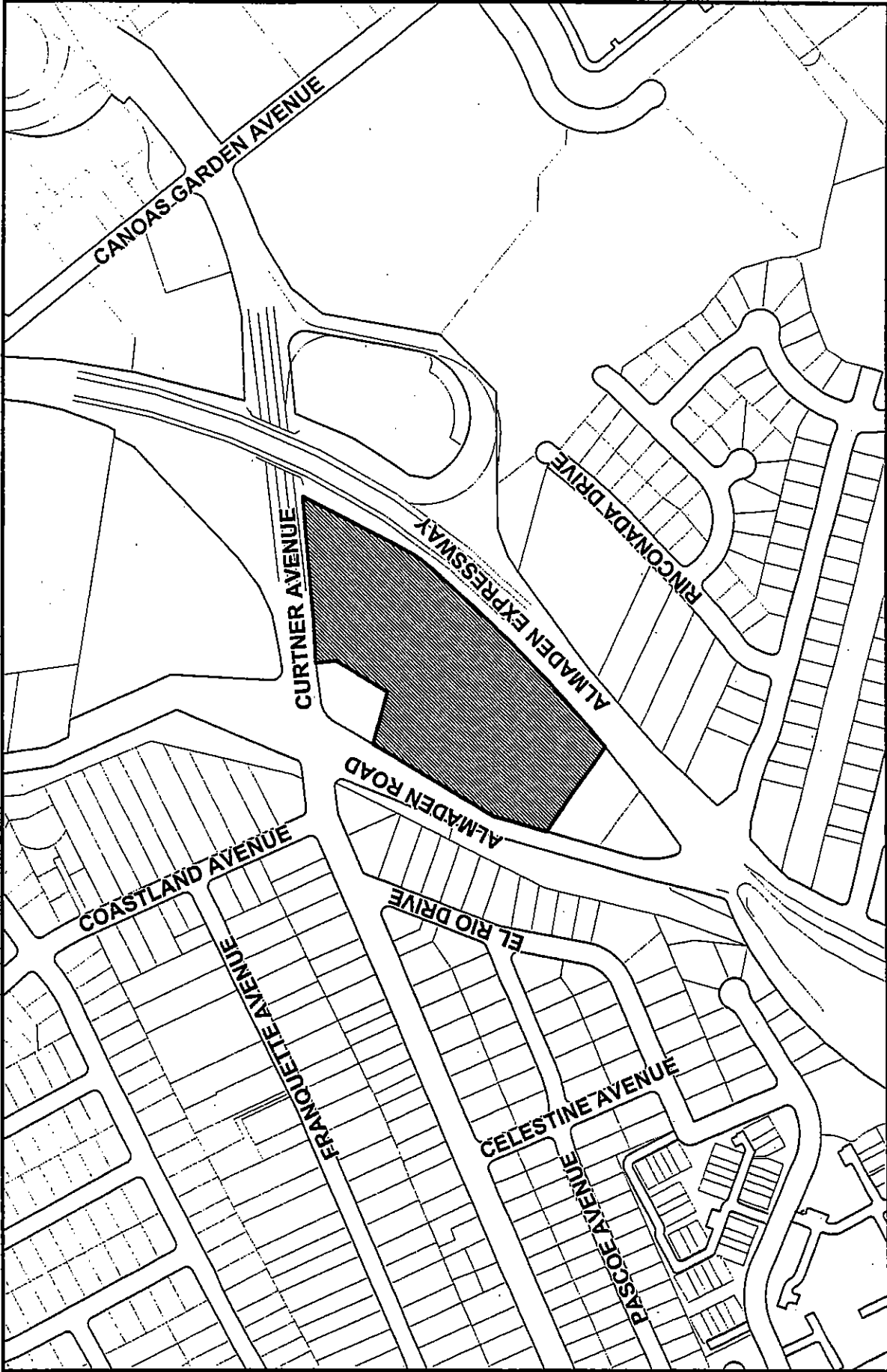
8. **Certification.** Pursuant to San José Municipal Code, Section 15.10.486, certificates of substantial completion for landscape and irrigation installation shall be completed by licensed or certified professionals and provided to the Department of Planning, Building and Code Enforcement prior to approval of the final inspection of the project.
9. **Refuse.** All trash areas shall be effectively screened from view and covered and maintained in an orderly state to prevent water from entering into the garbage container. No outdoor storage is allowed/permitted.
10. **Building Clearance for Issuing Permits.** Prior to the issuance of a Building Permit, the following requirements must be met to the satisfaction of the Chief Building Official:
  - a. *Construction Plans.* This permit file number, CP 04-052 shall be printed on all construction plans submitted to the Building Division.
  - b. *Emergency Address Card.* The project developer shall file an Emergency Address Card, Form 200-14, with the City of San José Police Department.
  - c. *Lot Combination.* A Tract Map to combine existing parcels into one lot shall be recorded prior to issuance of Building Permits to the satisfaction of the Director of Planning.
11. **Fire Lanes.** Fire lanes, suitably designated "FIRE LANE - NO PARKING," shall be provided to the satisfaction of the Fire Chief.
12. **Fire Flow.** Fire flow of 3,250 gallons per minute shall be provided to the satisfaction of the Fire Chief.
13. **Fire Hydrants.** Fire hydrants shall be provided to the satisfaction of the Fire Chief.
14. **Fire Sprinklers.** Buildings shall be provided with automatic fire extinguishing systems to the satisfaction of the Fire Chief. Systems serving more than 100 sprinklers shall be supervised by a remote alarm system.
15. **Street Number Visibility.** Street numbers of the buildings shall be easily visible from the street at all times, day and night.
16. **Tract Map.** A Tract Map to combine all the lots on the existing project into one lot should be acquired prior to Public Works clearance.
17. **Anti-Graffiti.** The applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement.
18. **Signs.** No new signs are approved at this time.

**CONDITIONS SUBSEQUENT**

1. **Permit Expiration.** This Conditional Use Permit shall automatically expire two years from and after the date of adoption of the Resolution by the Planning Commission, or by the City Council on appeal, granting this Permit, if within such two-year period, the proposed use of this site or the construction of buildings has not commenced, pursuant to and in accordance with the provisions of this Conditional Use Permit. The date of adoption is the date the Resolution granting this Conditional Use Permit is approved by the Planning Commission. However, the Director of Planning may approve a Permit Adjustment to extend the validity of this Permit for a period of up to two years. The Permit Adjustment must be approved prior to the expiration of this Permit.
2. **Revocation, Suspension, Modification.** This Conditional Use Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing in accordance with Part 3, Chapter 20.44, Title 20 of the San José Municipal Code it finds:
  - a. A violation of any conditions of the Conditional Use Permit was not abated, corrected or rectified within the time specified on the notice of violation; or
  - b. A violation of any City ordinance or State law was not abated, corrected or rectified within the time specified on the notice of violation; or
  - c. The use as presently conducted creates a nuisance.

Attachments





File No: CP04-052

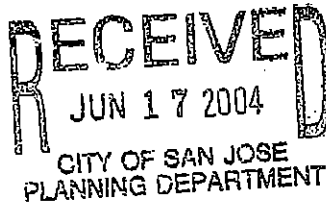
District: 06

Quad No.: 99

Scale: 1"=300'

Created on 06/01/04





# Memorandum

**TO:** Edward Schreiner  
Planning and Building

**FROM:** Nadia Naum-Stoian,  
Fire Prevention Engineer  
San Jose Fire Department

**SUBJECT:** INITIAL RESPONSE TO  
DEVELOPMENT APPLICATION

**DATE:** 06/17/04

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Approved

Date

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**PLANNING NO.:** CP04-052  
**DESCRIPTION:** Conditional Use Permit to construct 4,608 square foot addition for cinema uses to an existing shopping center and allow legal non-conforming parking arrangement on a 9.7 gross acre site  
**LOCATION:** southwest corner of Curtner Avenue and Almaden Expressway  
**ADDRESS:** southwest corner of Curtner Avenue and Almaden Expressway (2306 ALMADEN RD)  
**FOLDER #:** 04 114917 AO

The San Jose Fire Department has reviewed the related plans as submitted and has the following comments and requirements.

- These comments are based on the following information:
  - Largest building: 13,573 sq. ft.
  - Construction Type: VN
  - Occupancy Group: A2.1/B
  - Number of stories: 1
- Site fire flow requirement: 3250 G.P.M.
- Average hydrant(s) spacing: 400 feet - Subject to Fire Department approval
- Comply with comments from the Building/Fire Departments at the plan review stage.

- A permit must be obtained from the Building and Fire Departments. Submit three (3) sets of construction plans to the Building Department, one (1) of those sets of plans will be routed to the San Jose Fire Department for review and comments.
- Fire Department comments to Planning Department File No. CP04-052 apply to this project.
- **THE FOLLOWING CORRECTIONS SHALL APPLY TO THE SUBJECT APPLICATION:**
  1. The needed fire flow noted above shall be provided from a minimum of 3 hydrants and shall be spaced apart on average 400 feet from the proposed project. Fire flow may be reduced upon construction of a four-hour wall, without openings, as per the adopted fire code. Construction of the area separation wall(s) is subject to review by the Fire Department. **(VERIFY EXISTING)**
  2. Approved access road(s) and hydrant(s) shall be provided once wood framing is available at site or provide an alternate means of water suppression subject to the approval of the Fire Department. Obtain permit and pay applicable fees prior to the installation. Contact the San Jose Fire Department's Fire Protection Systems Section at (408) 277-8756.
  3. All Fire Department access roads, water mains, and fire hydrants shall be installed and operational during construction in accordance with Article 87 of the Fire Code and all other applicable standards.
  4. All fire department connections shall be located within 100 feet from a standard public fire hydrant. All alternate means of protections shall be reviewed by the Fire Department. The public fire hydrant(s) shall be located on the same frontage as all fire service connections.
  5. All buildings exceeding 6,200 square feet shall be provided with an approved automatic fire extinguishing system(s) as per the adopted San Jose Municipal Code. All alternate means of protection shall be reviewed by the Fire Department.
  6. Alter the sprinkler system as needed by new partitions, floors and ceilings. Plans and a permit application shall be submitted to the San Jose Fire Department's Bureau of Fire Prevention for review and approval before altering the system. A separate inspection will be required before the final fire inspection can be scheduled. Call (408) 277-4656 for more information.
  7. Buildings shall be provided with automatic fire extinguishing systems. Systems serving more than 100 sprinklers shall be supervised by a remote alarm system.

- When submitting construction plans to the Building Department, **they shall include Planning's Development Permit File Number** printed on the construction plans.
- Provide two sets of reduced plans to the Fire Department once the above application has been approved by the Planning Department.
- **THE FOLLOWING GENERAL REQUIREMENTS ARE APPLICABLE TO THE SUBJECT APPLICATION:**
  - A. Roads and/or driveways shall have a minimum clear width of 20 feet.  
Uniform Fire Code, Section 902.2.2.
  - B. Minimum turning radius shall be 30 feet inside and 50 feet outside.
  - C. A bulb or hammerhead turn-around shall be provided at the end of all dead-end driveways over 150 feet in length.
  - D. Minimum Vertical clearance shall be 14 feet.
  - E. Lock boxes or non-case hardened locks are required at gated entries. Lock boxes are required for buildings four or more stories and are recommended for buildings over 10,000 square feet.
  - F. Fire lanes shall be suitably marked with standard signs, painted curbs, and/or other markers as approved or authorized for use by the Chief. Fire lane markings shall be indicated on plans submitted through the building permit process for review and approval by the Fire Department.
- Each locked gate on site shall have an approved device with unlocking capability. Contact the Fire Department's Bureau of Fire Prevention at (408) 277-4656 for approved devices. Provide a manual means of opening gate if there is a power failure.
- Public (off-site) and private (on-site) fire hydrants shall be provided. All hydrants must meet the specifications for the City of San Jose's Fire Department. For hydrant locations please contact the San Jose Fire Department's Fire Protection Engineering Division at (408) 277-5357.
- All existing and new fire hydrants shall be at least 10 feet from all driveways.
- All structures shall be located wholly within 450 feet (road distance) of an accessible standard street hydrant.
- All dead-end streets or roads shall have a hydrant within 175 feet from the most remote end of the rear lot as per the Uniform Fire Code.

- A fire alarm system shall be installed in accordance with the Fire and Building Codes and all the other applicable standards. Plans shall be submitted to the San Jose Fire Department at Four North Second Street, Suite 1100, San Jose, California 95113-1305.
- Street numbers shall be visible day and night from the nearest street, either by means of illumination or by the use of reflective materials.

**IF APPLICABLE:**

- The Hazardous Materials process can be lengthy and complex. The applicant should contact the Hazardous Materials Division at (408) 277-4659 as soon as possible to initiate the process.

Use or storage of hazardous materials, liquids, gases and/or chemicals will be subject to meeting the requirements of the Hazardous Materials Storage Ordinance, the Toxic Gas Ordinance, the applicable sections of the San Jose Fire Code, and the National Fire Codes. Submit names and amount of any hazardous materials, if they are to be stored or used, to the Bureau of Fire Prevention for review and approval.

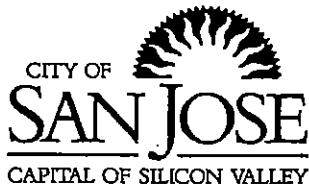
- We reserve the right to make comments at a future date.

If you have any questions regarding these items, please contact me at (408) 277-8754.



BY: Nadia Naum-Stoian, FPE  
Bureau of Fire Prevention  
San Jose Fire Department

Fire Site Memo to Planning Application



# Memorandum

**TO:** Edward Schreiner  
Planning and Building

**FROM:** Ebrahim Sohrabi  
Public Works

**SUBJECT: FINAL RESPONSE TO  
DEVELOPMENT APPLICATION**

**DATE:** 06/15/04

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**PLANNING NO.:** CP04-052  
**DESCRIPTION:** Conditional Use Permit to construct 4,608 square foot addition for cinema uses to an existing shopping center and allow legal non-conforming parking arrangement on a 9.7 gross acre site  
**LOCATION:** southwest corner of Curtner Avenue and Almaden Expressway  
**P.W. NUMBER:** 3-00543

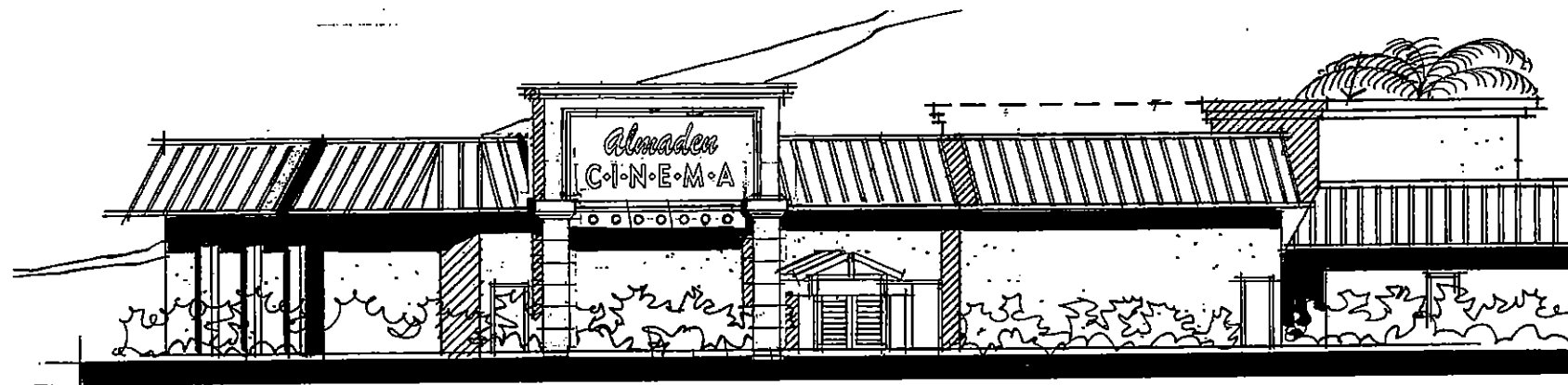
Public Works received the subject project on 06/07/04. We have no comments or requirements. Please contact the Project Engineer, Mirabel Aguilar, at (408) 277-5161 if you have any questions.

Ebrahim Sohrabi  
Senior Civil Engineer  
Transportation and Development Services Division

MA:rf  
16792716003.DOC  
c:

# ALMADEN THEATER

WILLOW GLEN PLAZA  
OLD ALMADEN • CURTNER AVENUE  
SAN JOSE, CALIFORNIA



## CONTACT INFORMATION:

APPLICANT/OWNER:  
JOE KOVALIK  
MAPLE LEAF INVESTMENTS  
1155 REDMOND AVENUE  
SAN JOSE, CA. 95120  
PH: 408.268.5941  
CONTACT: JOE KOVALIK

ARCHITECT  
CRAIG + GRANT ARCHITECTS  
301 HARTZ AVENUE, SUITE 213  
DANVILLE, CA. 94526  
PH: 925.820.7585  
CONTACT: GALEN GRANT  
E-MAIL: galen@craigandgrant.com

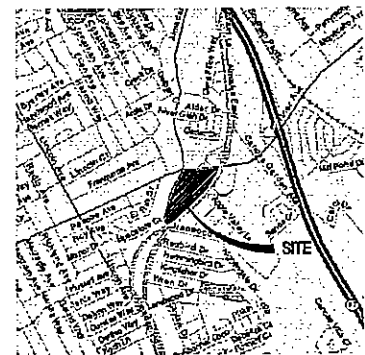
## PROJECT INFORMATION:

THE (E) THEATER OWNER (APPLICANT) IS PROPOSING TO CONVERT THE (E) THEATER TO STADIUM SEATING, EXPAND THE STRUCTURE TO ADD TWO ADDITIONAL SCREENS, AND MAKE MINOR CHANGES TO THE PARKING PLAN.

THE APPLICANT IS REQUESTING APPROVAL RELATED TO THE ARCHITECTURAL CHANGES AND THE SITE PLAN IMPACTS OF THIS EXPANSION. THE THEATER OPERATOR DESIRES TO CONVERT THE (E) SEATING TO THE INDUSTRY PREFERRED STADIUM SEATING. TO DO SO, THE (E) SMALL THEATERS LOSE SEATING CAPACITY. TO RECOUP THE SEATING LOSS, THE APPLICANT DESIRES TO ADD TWO NEW THEATERS. THIS EXPANSION IS LOCATED IN THE REAR OF THE (E) THEATER COMPLEX, THEREBY RESTRICTING ALL SITE AND ARCHITECTURAL CHANGES TO THE SERVICE AREA. THERE IS NO CHANGE TO THE NORTH AND WEST FACADES OR THE PARKING AREA IN FRONT.

THE PROPOSED EXPANSION AND THE ADJUSTMENT TO THE EXISTING PARKING PLAN RESULTS IN NO NET LOSS OF PARKING SPACES. THE EXISTING AND PROPOSED PARKING PLAN PROVIDES 457 CARS.

## VICINITY MAP:



## INDEX:

- 1 - TITLE SHEET
- 2 - PROPOSED SITE PLAN
- 3 - GRADING & DRAINAGE PLAN
- 4 - BUILDING ELEVATIONS
- 5 - FLOOR PLAN / TRASH ENCL. DETAILS
- 6 - EXISTING LANDSCAPE PLAN
- 7 - EXISTING SITE PLAN

CRAIG  
+  
GRANT

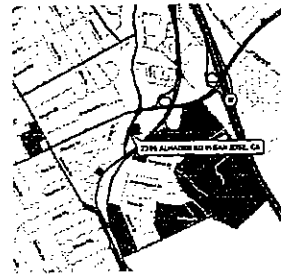


ARCHITECTS

301 HARTZ AVENUE, SUITE 213  
DANVILLE, CALIFORNIA  
9 4 5 2 6  
TELEPHONE 925-820-7585  
FACSIMILE 925-820-5889  
CGA@CRAIGANDGRANT.COM

PROPOSED REMODEL / EXPANSION TO:  
ALMADEN THEATER  
WILLOW GLEN PLAZA  
2306 ALMADEN ROAD - SAN JOSE, CALIFORNIA  
OWNER: MAPLE LEAF INVESTMENT





Location Map

Assessor's Parcel Numbers:

455-27-002  
455-27-003  
455-27-013  
455-27-014  
455-27-015

Site Coverage

Buildings 22% ±  
Parking 45% ±  
Landscape/Hardscape 23% ±

Typical Standard Parking Sizes

(as proposed) Total Provided: 438  
45 degree stall = 18.7' x 9'  
90 degree stall = 18' x 9'

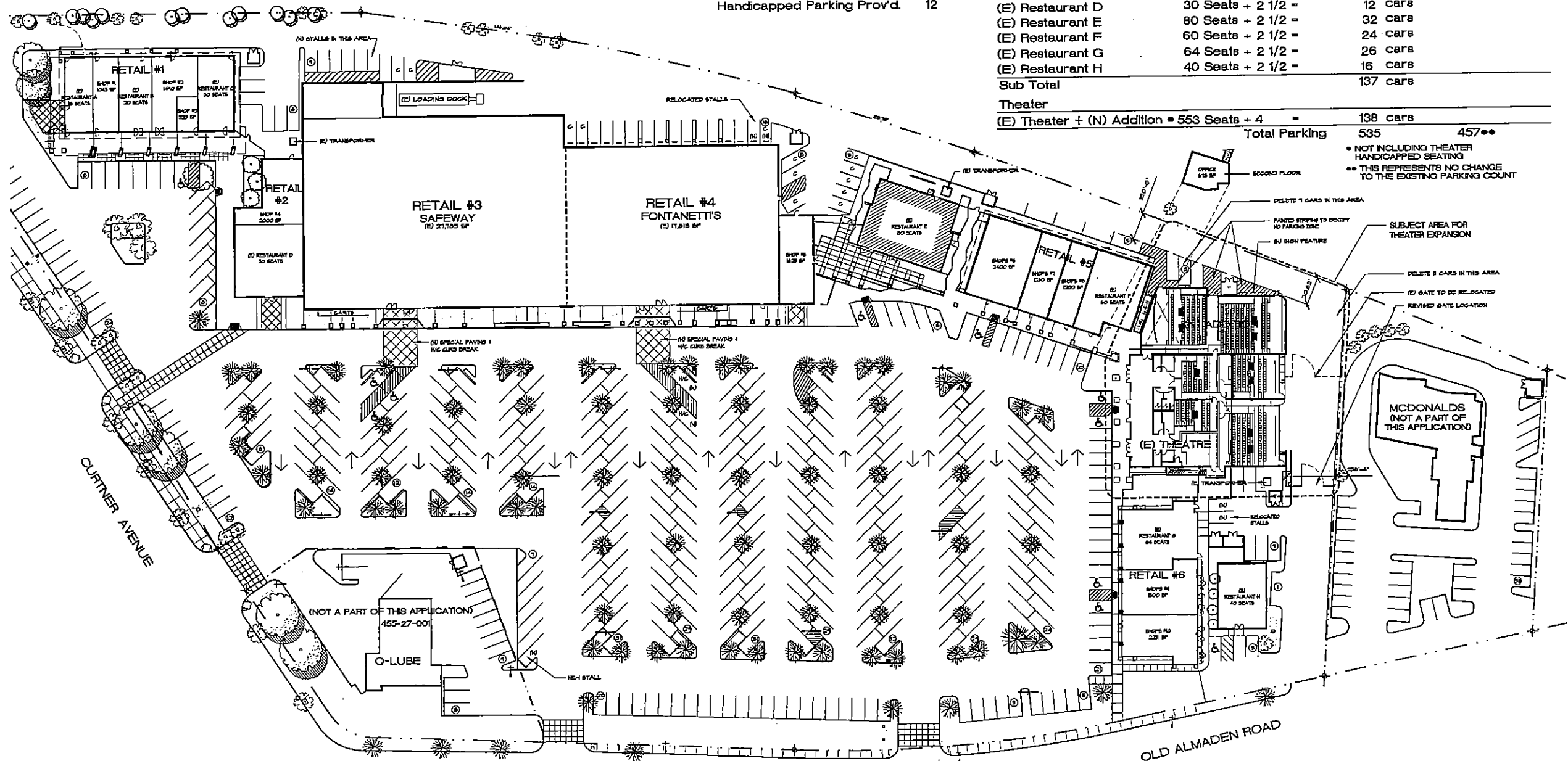
Typical Compact Parking Sizes

(as proposed) Total Provided: 12  
45 degree stall = 16.6' x 9'  
90 degree stall = 16' x 9'  
Handicapped Parking Req'd. 9  
Handicapped Parking Prov'd. 12

Proposed Project Data

Site	Gross Area	Net Area		
Area	10.2± acres	9.7± acres		
Zoning	C2			
Retail / Office	Gross Area	Net Area	Parking Req'd	Parking Prov'd
Retail #1 Shops	2860 sf ±	2431 sf ±	12	
Retail #2 Shop	2000 sf ±	1700 sf ±	8.5	
Retail #3 Safeway	27783 sf ±	23616 sf ±	118	
Retail #4 Fontanetti's	17813 sf ±	15141 sf ±	75.7	
Retail #4 Shop	1625 sf ±	1381 sf ±	6.9	
Retail #5 Shops	4860 sf ±	4131 sf ±	20.7	
Retail #6 Shops	3751 sf ±	3188 sf ±	15.9	
Office	678 sf ±	576 sf ±	2.3	
Sub Total	61,442 sf	52226 sf ±	260 cars	
Restaurants				
(E) Restaurant A	16 Seats + 2 1/2 =		7 cars	
(E) Restaurant B	20 Seats + 2 1/2 =		8 cars	
(E) Restaurant C	30 Seats + 2 1/2 =		12 cars	
(E) Restaurant D	30 Seats + 2 1/2 =		12 cars	
(E) Restaurant E	80 Seats + 2 1/2 =		32 cars	
(E) Restaurant F	60 Seats + 2 1/2 =		24 cars	
(E) Restaurant G	64 Seats + 2 1/2 =		26 cars	
(E) Restaurant H	40 Seats + 2 1/2 =		16 cars	
Sub Total			137 cars	
Theater				
(E) Theater + (N) Addition ■ 553 Seats + 4 ■			138 cars	

\* NOT INCLUDING THEATER HANDICAPPED SEATING  
\*\* THIS REPRESENTS NO CHANGE TO THE EXISTING PARKING COUNT



NOTE:  
THIS PROPOSED SITE PLAN REFLECTS THE AS-BUILT CONDITION OF THE PARKING AS IT EXISTS TODAY WITH THE PARKING ADJUSTMENTS AS INDICATED. THIS PROPOSED PLAN PROVIDES 457 CARS, MATCHING THE EXISTING PARKING COUNT.



PROPOSED SITE PLAN

SCALE: 1"=30'-0"



CRAIG  
+  
GRANT



ARCHITECTS  
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PROPOSED REMODEL / EXPANSION TO:  
ALMADEN THEATER  
WILLOW GLEN PLAZA  
2306 ALMADEN ROAD - SAN JOSE, CALIFORNIA  
OWNER: MAPLE LEAF INVESTMENT



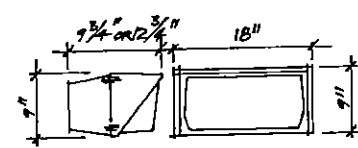
2

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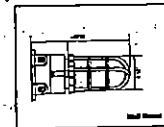


JOB NO.: JOMMEER  
ISSUE: JANUARY 2004  
DATE: 3/1/04  
TITLE:  
**GRADING &  
DRAINAGE**  
ON DRAWING: 00000-10000000

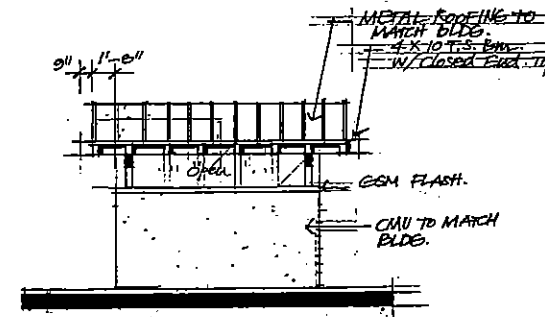




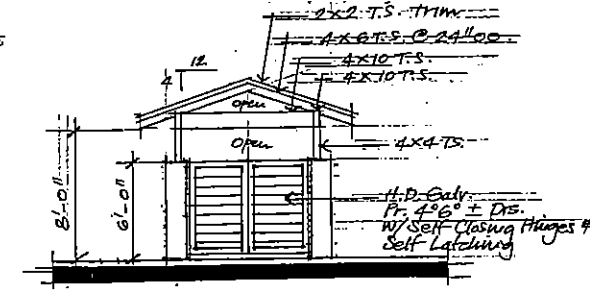
WALL PAR LIGHTS  
18 LPS OR 35 LPS MFR. SPAULDING  
LIGHTING CO.  
WG1-18LPS OR WG1-35LPS



SIGN LIGHTS  
13-26W COMPACT FLUOS. BY CANLET  
INSTALL W/O. CAGE  
COLOR: GREY  
HEAT TREATED CHS. GL.



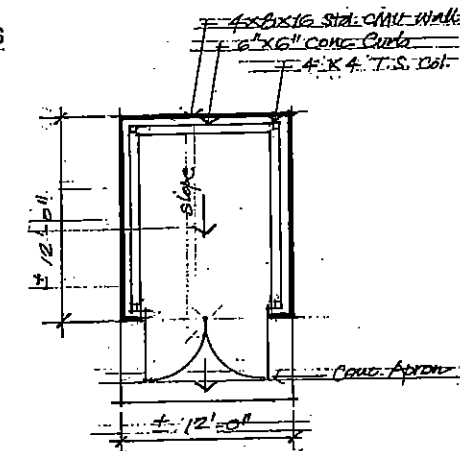
SIDE ELEVATION



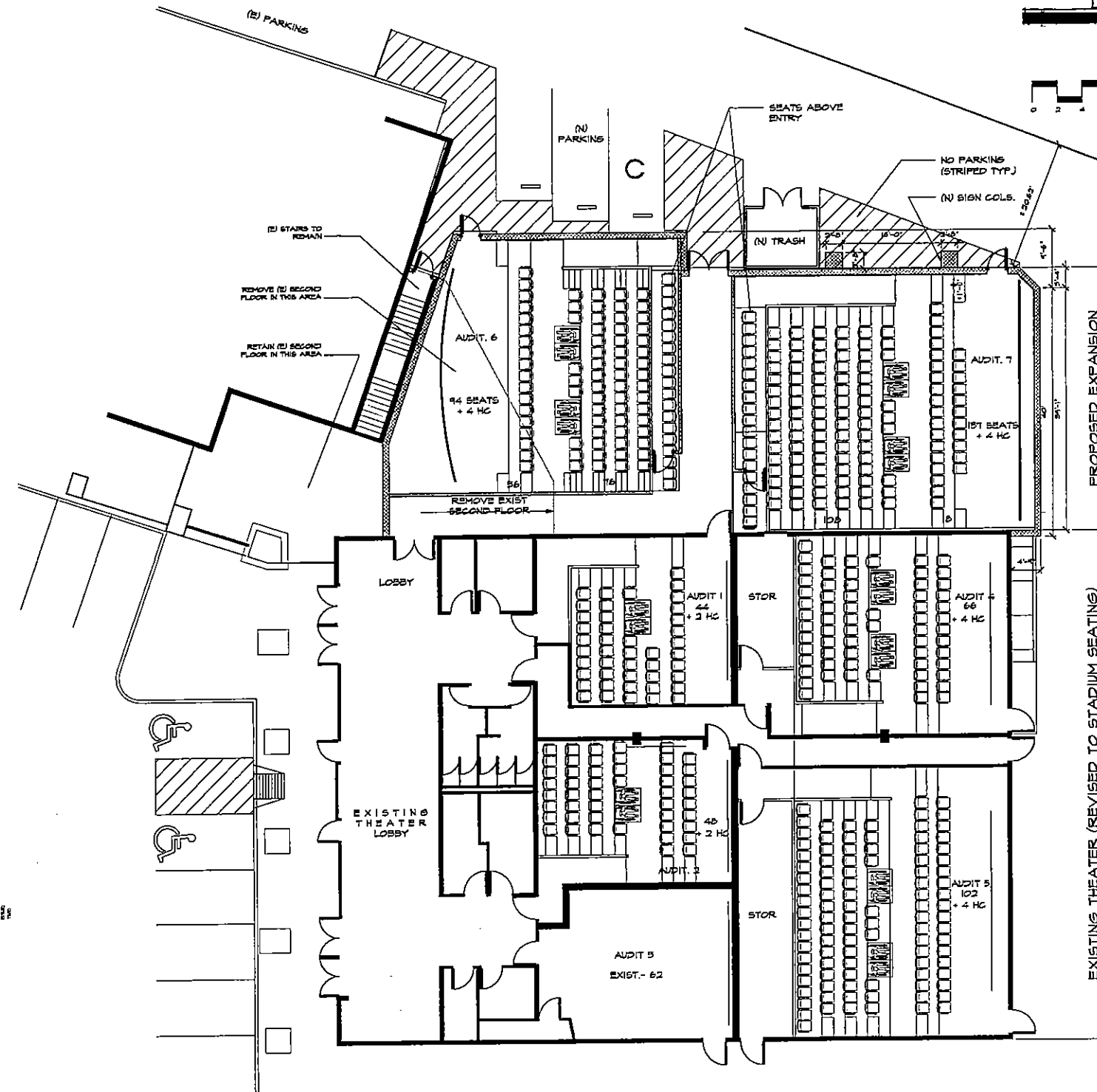
FRONT ELEVATION



TRASH ENCLOSURE DETAILS



PLAN ELEVATION



### BUILDING AREA

(E) THEATER (GROSS)	± 8,965 S.F.
(N) ADDITION (GROSS)	± 4,608 S.F.
TOTAL GROSS AREA	± 13,573 S.F.

### SEATING ANALYSIS

CURRENT SEATING CAPACITY IN (E) THEATER	553 SEATS
SEATING REDUCTION IN (E) THEATER WITH PROPOSED STADIUM SEATING	-220 SEATS
TOTAL AFTER STADIUM SEATING REMODEL	333 SEATS
NEW 2 SCREEN ADDITION	+220 SEATS*
TOTAL SEATING FOR THEATER	553 SEATS*

\*NOT INCLUDING 20 HANDICAPPED SEATING AREAS

### THEATER SEATING

AUDITORIUM 1 -	44 SEATS + 2 H/C
AUDITORIUM 2 -	48 SEATS + 2 H/C
AUDITORIUM 3 -	62
AUDITORIUM 4 -	66 SEATS + 4 H/C
AUDITORIUM 5 -	102 SEATS + 4 H/C
AUDITORIUM 6 -	94 SEATS + 4 H/C
AUDITORIUM 7 -	137 SEATS + 4 H/C
TOTAL	= 553 SEATS + 20 H/C



## PROPOSED FLOOR PLAN

SCALE: 1/8"=1'-0"



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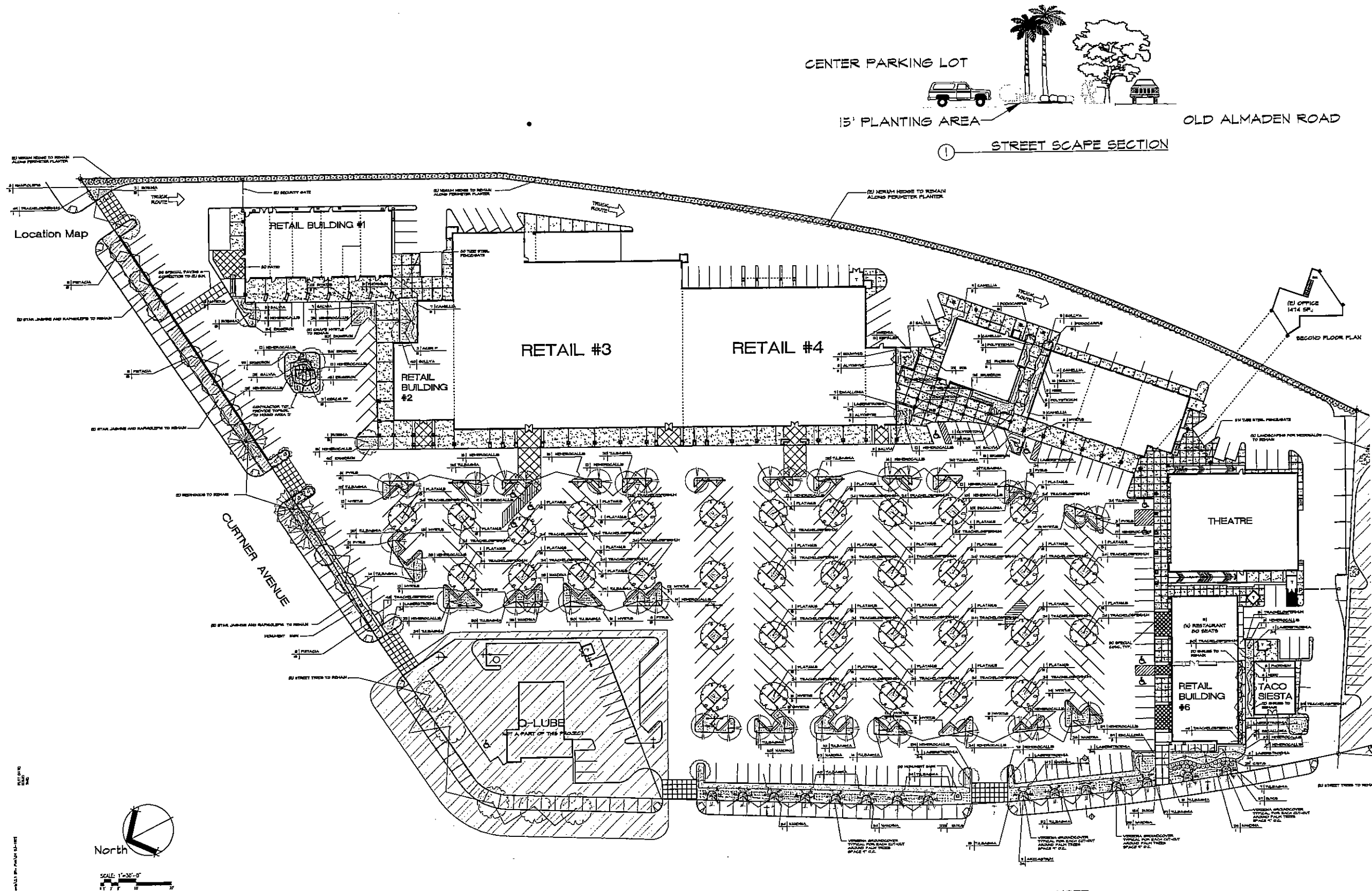
301 HAZEL AVENUE, SUITE 315  
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PROPOSED REMODEL / EXPANSION TO:  
ALMADEN THEATER  
WILLOW GLEN PLAZA  
2306 ALMADEN ROAD - SAN JOSE, CALIFORNIA  
OWNER: MAPLE LEAF INVESTMENT



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# EXISTING LANDSCAPE PLAN

SCALE: 1" = 50'-0"

NOTE:  
THIS PLAN HAS NOT BEEN REVISED TO REFLECT  
THE PROPOSED THEATER EXPANSION BECAUSE  
THERE IS NO LANDSCAPE IMPACT.



Location Map

Assessor's Parcel Numbers:

455-27-002  
455-27-003  
455-27-013  
455-27-014  
455-27-015

Site Coverage

Buildings 22% ±  
Parking 45% ±  
Landscape/Hardscape 23% ±

Typical Standard Parking Sizes

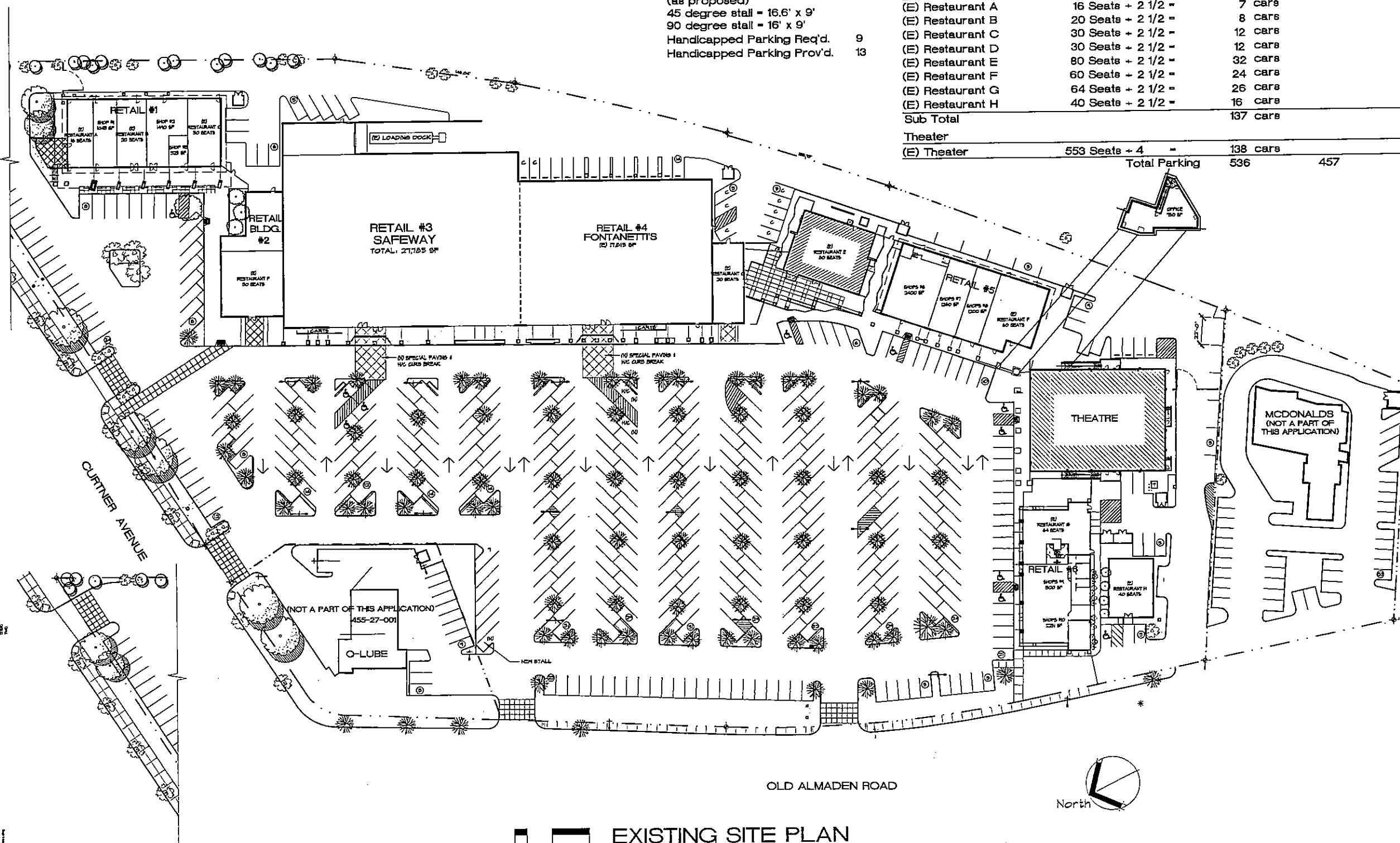
(as proposed)  
45 degree stall = 18.7' x 9'  
90 degree stall = 18' x 9'

Typical Compact Parking Sizes

(as proposed)  
45 degree stall = 16.6' x 9'  
90 degree stall = 16' x 9'  
Handicapped Parking Req'd. 9  
Handicapped Parking Prov'd. 13

Existing Project Data

Site	Gross Area	Net Area		
Area	10.2± acres	9.7± acres		
Zoning	C2			
Retail / Office	Gross Area	Net Area	Parking Req'd	Parking Prov'd
Retail #1 Shops	2860 sf ±	2431 sf ±	12	
Retail #2 Shop	2000 sf ±	1700 sf ±	8.5	
Retail #3 Safeway	27783 sf ±	23616 sf ±	118	
Retail #4 Fontanetti's	17813 sf ±	15141 sf ±	75.7	
Retail #4 Shop	1625 sf ±	1381 sf ±	6.9	
Retail #5 Shops	4860 sf ±	4131 sf ±	20.7	
Retail #6 Shops	3751 sf ±	3188 sf ±	15.9	
Office	750 sf ±	638 sf ±	3.2	
Sub Total	61,442 sf	52226 sf ±	200 = 261 cars	
Restaurants				
(E) Restaurant A	16 Seats + 2 1/2 =		7 cars	
(E) Restaurant B	20 Seats + 2 1/2 =		8 cars	
(E) Restaurant C	30 Seats + 2 1/2 =		12 cars	
(E) Restaurant D	30 Seats + 2 1/2 =		12 cars	
(E) Restaurant E	80 Seats + 2 1/2 =		32 cars	
(E) Restaurant F	60 Seats + 2 1/2 =		24 cars	
(E) Restaurant G	64 Seats + 2 1/2 =		26 cars	
(E) Restaurant H	40 Seats + 2 1/2 =		16 cars	
Sub Total			137 cars	
Theater				
(E) Theater	553 Seats + 4 =		138 cars	
			<b>Total Parking</b>	<b>536</b>
				<b>457</b>



EXISTING SITE PLAN

SCALE: 1" = 50'-0"



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PROPOSED REMODEL / EXPANSION TO:  
ALMADEN THEATER  
WILLOW GLEN PLAZA  
2006 ALMADEN ROAD - SAN JOSE, CALIFORNIA  
OWNER: MAPLE LEAF INVESTMENT



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